



Parking Standards for New Development Projects Phase 1: Multi-family Residential

DRAFT RECOMMENDATIONS

March 16, 2015

Draft Market-Rate Housing Recommendation

New Parking Ratio dependent on proximity to Metro:

PROJECT LOCATION	PARKING RATIO
Within 0.5 mile Metro Station Walkshed	0.8 space/bedroom
Outside of 0.5 mile of Metro Station Walkshed	1.0 space/bedroom

Credits, or deductions, may be applied to lower the Parking Ratio if the project meets the following criteria:

- Located within ½ mile of BRT Stop: 10%
(Credit only available to projects outside of Metro Station Walkshed)
- Located within ¼ mile of 4 or More Bus Routes: 5%
- Walkability Index Score of Very High or High: 10% or 5%
- 20% or More of the Units are Studio Units: 5%

Developments may request more or less parking via the Special Use Permit process

Draft Affordable Housing Recommendation

New Parking Ratios dependent on income served:

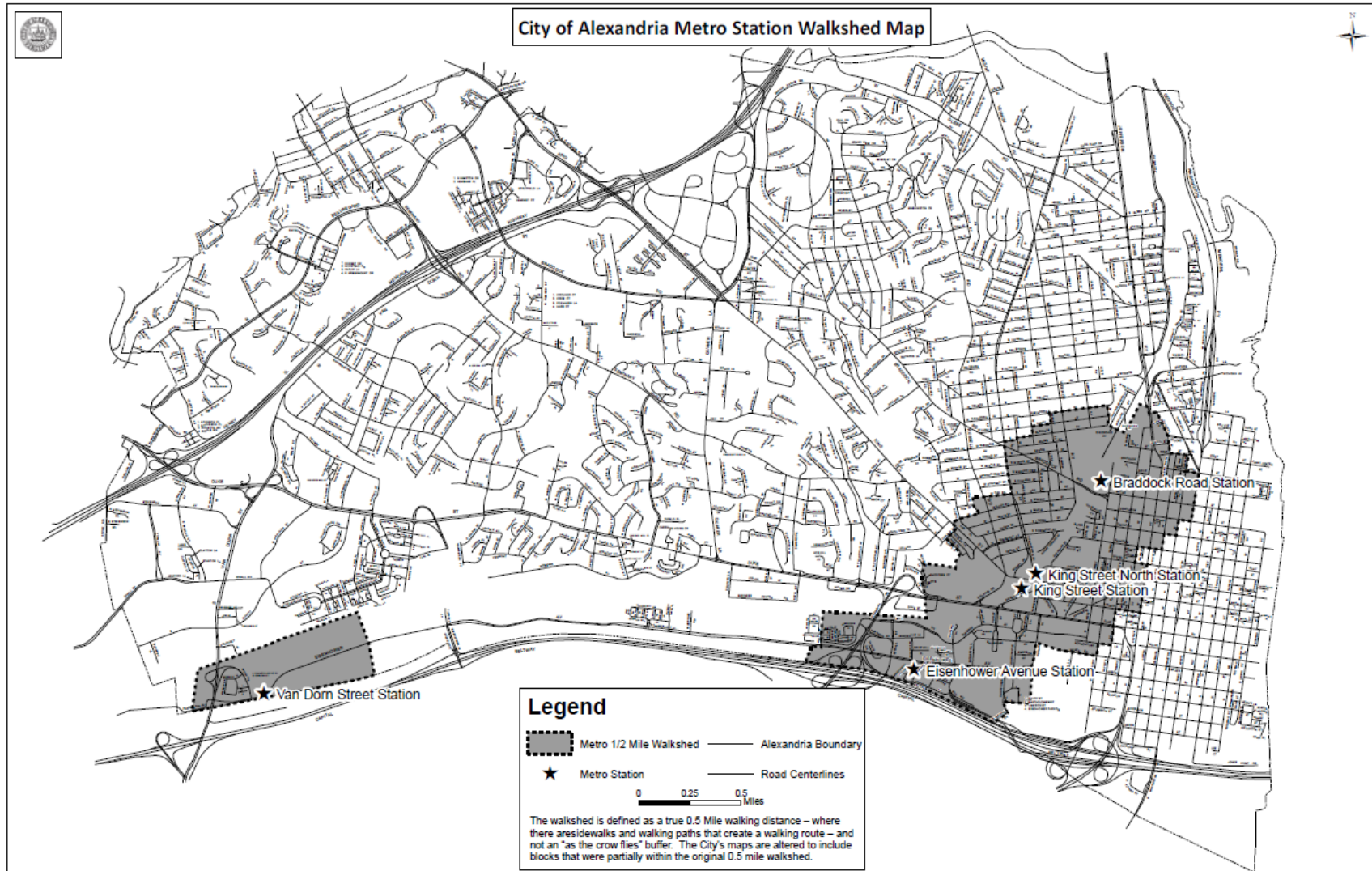
INCOME SERVED	PARKING RATIO
Units at 60% AMI	0.75 space/unit
Units at 50% AMI	0.65 space/unit
Units at 30% AMI	0.50 space/unit

Credits, or deductions, may be applied to lower the Parking Ratio if the project meets the following criteria:

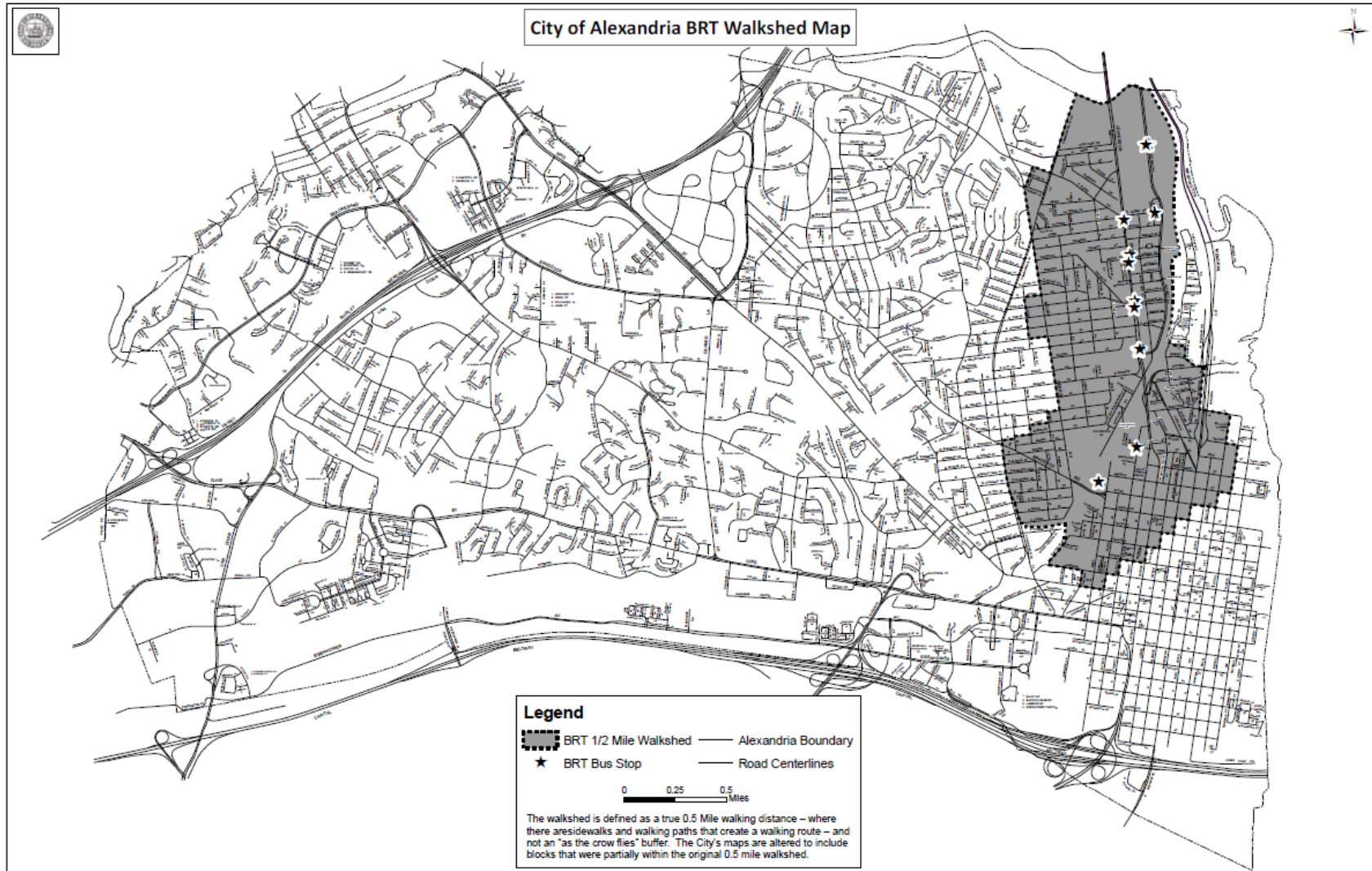
- Located within 1/2 mile of Metro Station or BRT Stop: 10%
- Located within 1/4 mile of 4 or More Bus Routes: 5%
- Walkability Index Score of Very High or High: 10% or 5%
- 20% or More of the Units are Studio Units: 5%

Developments may request more or less parking via the Special Use Permit process

Metro Station Walkshed Map



BRT Stop Walkshed Map



Calculating Parking Ratios & Number of Required Parking Spaces



Final Parking Ratio =

Parking Ratio – (**Parking Ratio** x (**Credit 1** + **Credit 2** + **Credit 3**))

Number of Parking Spaces Required =

Final Parking Ratio x **Number of bedrooms or units**